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ON THE

AGRICULTURAL STATE

OF

CANADA

AND

Part of the United States of America.

BY

ADAM FERGUSSON, ESQ.

OF WOODHILL.

LEITH:

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1832.

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PUBLISHED, BY PERMISSION OF THE AUTHOR, BY W. ALLAN AND SON, LEITH, FOR THE USE OF EMIGRANTS.

[*Extract from the Minutes of a Meeting of the Directors of the Highland Society of Scotland, held the 3d February* 1831.

The Hon. Baron Sir PATRICK MURRAY of Ochtertyre, Bart. in the Chair.

THE Directors having been apprized by Mr Fergusson of Woodhill of his intention to visit Canada and the United States of America, it has appeared to them, that this may afford a favourable opportunity of obtaining such information regarding those countries, as may prove beneficial to rural economy and the useful arts at home. The zealous and valuable assistance which the Highland Society of Scotland has received from Mr Fergusson, as a Member and Director, and his knowledge and experience acquired in the long and honourable discharge of every duty of a country gentleman, afford an assurance to the Directors, that he will be eminently attentive to all such circumstances connected with the state of industry and the useful arts in the rich and magnificent countries which he is to visit, as may tend to promote the improvement of those arts in his own.

The Directors will therefore receive with the highest satisfaction such information as Mr Fergusson may from time to time communicate regarding the arts and natural productions of the New World, as well as on the subject of emigration, and the condition of the emigrants; and should he meet with associations similar to this Society in the purposes of their institution, the Directors authorize him to open up with them such a friendly intercourse as

may lead to mutual good offices, and an interchange of useful information.

The Directors, in taking leave for a time of a gentleman with whom they have been so long associated in all the useful labours of this Society, and whose personal character and private worth they have so much cause to appreciate, feel it a duty to record their warmest acknowledgments for the long, assiduous, and valuable assistance which he has rendered to the Highland Society; their anxious desire that he should soon again be enabled to resume the duties which he has so well fulfilled; and their cordial wishes for his success in the objects which he now contemplates by visiting the United States of America, and the Colonies of Great Britain.

The Chairman is requested to communicate to Mr Fergusson an extract of these minutes.

PAT. MURRAY, *Chairman.*

CHARLES GORDON, *Dep. Sec.*

HIGHLAND SOCIETY HALL, EDINBURGH,
3d February 1831.

LETTER FROM ADAM FERGUSSON, ESQ. TO THE DIRECTORS OF THE SOCIETY OF SCOTLAND.

Gentlemen,—In reference to a resolution of the Directors, which you did me the honour of transmitting to me, through your Secretary, upon the eve of my departure for America, I feel it now my duty to furnish some statements regarding the provinces of Upper and Lower Canada, with such portions of the United States as came under my personal observation, or regarding which I acquired information from authentic sources during my excursion.

Without reference to the precise route which I followed, my observations will point,

1. To Lower Canada;
2. To Upper Canada;
3. To the United States.

In treating of these, my leading object will be to ascertain their respective advantages or disadvantages to emigrants from Britain.

Lower Canada lies between 45° and 52° N. Lat., and 64° and 82° W. Long.

To those ignorant of the geographical position, there is something in the term *Lower* strongly indicative of a superiority in climate, which is by no means borne out by actual circumstances. Winter, in the Lower Province, wears a more severe and protracted form, than it does on the great table-land above. Many decisive facts in confirmation of this might be adduced. I shall only mention, that wheat cannot here withstand the severity of winter, requiring to be sown in spring, and occasioning thereby both loss and inconvenience to the farmer in wet and late seasons; while quails, or Virginian partridges, it may be observed, which abound in the Upper, are totally unknown in the Lower Province.

The soil is generally a fertile clay, which has hardly been yet brought, in any instance, to the test of what it may produce. It is generally occupied in small possessions, which continue, with the exception of some large seignories and church-lands, to fritter more and more away, from the absence of a check in the law of primogeniture, and a want of enterprise in the people, which might lead them to counteract this effect, by entering on new land. The population is chiefly French, and the religion Roman Catholic. The *habitans* are industrious, frugal, and contented; but their condition, to say the least, is almost stationary, and the habits or practices of their fathers are far too scrupulously revered. In person, they are rather good-looking, especially the men; and to view them clothed in their home-spun drugget frocks, with a physiognomy of absolute content, peering from under the large hood so well fitted for a Canadian winter, is to obtain an assurance of unquestionable happiness and comfort. The numerous orchards and abundance of fruit evince what steady and strong heat will produce, even with a winter of the most intense cold; and while this supply contributes in a considerable measure to the wealth of the people, it adds in no small degree, with the aid of the sugar maple, to the enjoyments of a board in all respects plenteously furnished. The fine Island of Montreal is covered with orchards, and in every quarter they present themselves in rich luxuriance.

Notwithstanding, however, of these, and the many ad-

vantages which approximation to the sea-coast holds out, I should certainly not consider Lower Canada likely to realize the hopes of British settlers.

To many, the difference of religion, and scarcity of Protestant churches, will prove a drawback. To many more, the preponderance of the French language, laws, and manners, will create a serious obstacle. Nor am I aware of any existing circumstances, in the Lower Province, which can be said to counterbalance these objections.

It is no doubt true, that many individual instances of prosperity are to be met with in Lower Canada, among agricultural settlers from Britain and Ireland; but these must be viewed as exceptions, and not followed as a rule.

Even the land measure will somewhat tend to embarrass a stranger, as it is the *arpent* (about one-fifth less than the English acre) which is in use, and the tenure and titles of his property will still more perplex him. I had an opportunity of seeing and conversing with several British emigrants, who either occupy or possess farms in Lower Canada, and the uniform conclusion, to which all of them came, was an advice to look at the Upper Province before I formed an opinion upon the eligibility of a settlement. I am quite aware that several of these individuals are prospering in a measure, which might possibly be curtailed, if too many farmers of a like stamp should become located beside them; but I am equally satisfied that no such jealousy influenced the advice I received, and that the established conviction of all, who are experimentally acquainted with Canada, is in favour of the Upper Province, as a settlement for British agriculturists.

Those emigrants who have obtained land near Quebec or Montreal, and who are industrious and active, profit, of course, very handsomely by the vicinity of these cities.

Dairy produce brings in excellent returns, and every thing finds a market; and although mere locality cannot avail so much as formerly, when steam-navigation was unknown, still great advantages remain to the occupier of land near large towns. It is to be remarked, too, that the greater supply of farm-produce, occasioned by the introduction of steam-boats, has materially increased the consumption, and

has thereby compensated to the farmer the fall in price, which necessarily followed.—Fresh butter, which sold, in 1817, for 1s. 6d. per pound, in Montreal, may now be had for 6d. In summer it is a perishable article, and must be sold when it comes to market. But hay, straw, potatoes, &c. and the very soil itself, are becoming, in the vicinity of Montreal, what an Angus farmer termed to me, "*mischievously dear*;" and those who are in possession of farms in that vicinity will reap an abundant harvest.—My Angus friend, who seemed to be in the enjoyment of very easy circumstances, affords a proof, among hundreds, of what an industrious and steady man may do for himself in Canada. He came out in 1817, was wrecked in the Gulf of St Lawrence, suffered many hardships, and finally landed at Monreal, devoid of every resource, save his own hands and good spirits. He soon found employment, and in due time took a lease of a farm, which he finds to succeed extremely well. His wheat and potatoes, he says, are excellent; oats inferior. He cultivates green crops, taking mangel wurzel instead of turnips, which suffer from the fly. He uses horses in preference to oxen; has iron-plou ghs, and follows what he called a *sort* of rotation,—1st, Wheat; 2d, Green crop; 3d, Clover; 4th, Timothy for hay; and 5th, Pasture. Several farms are at this time to let in this quarter. The rent expected is 10s. or 12s. per acre.

The Canadian farmers pursue the old Scottish practice of infield and outfield, taking crop after crop of grain from their fields, until nothing but weeds remain, and looking to Nature for that renovation which their own industry ought to have effected.

It may appear almost incredible, but I was assured of the fact, that it was by no means unusual, as winter occupation among the *habitans*, to drive out dung from the farm-yards, and deposit it upon the glassy surface of the St Lawrence, there to await the breaking up in spring, as a riddance from what they consider a worthless incumbrance.

In tracing a route upwards from Montreal, the eye of an emigrant is speedily arrested by the junction of the Utta-was, or Grand River, falling into the St Lawrence. I did not visit the settlements of this district, and do not therefore speak of them from personal observation; but they

are well known to be valuable, extensive, and increasing. The Uttawas has, of late years, attracted the notice of Government, as a safe route for troops and stores to the upper province, in the event of war with the United States. In surveying its banks, and applying its course to this purpose, extensive tracts of fine land have been located, and several very promising settlements have been established. Of these, I may notice Perth, Richmond, and Lanark, the two former chiefly composed of retired officers and reduced soldiers; the latter, of families from the manufacturing districts in the west of Scotland, who came out in 1820, and all, I believe, as communities, doing well. All of these were assisted and fostered by Government. A military road communicates between Uttawas and Kingston, upon Lake Ontario, a distance of 240 miles. The Rideaw Canal passes through a part of the country between this line of road and the St Lawrence.

The soil of this part of Canada is good; but the country is flat, the lakes shallow, and the streams frequently sluggish, which must be necessarily accompanied, for a time, with fever and ague to a greater extent than more airy and better watered situations present. There can be no doubt, however, that the settlements already formed, and to be formed, in this quarter, will prosper. Government has done much for them by public works, which can scarce fail to benefit the country, whether they do or do not effect the objects for which they were planned; and the steam communication upon the Uttawas with Montreal is already in operation.

Upper Canada is situated between 42° and 52° North Lat. and between 73° 30′ West Long., and indeed indefinite bounds to the west.

Returning to the St Lawrence, we enter the Upper Province, the Uttawas here forming the boundary line. As we ascend the river, we find numerous settlers, and thousands of acres well adapted for the farmer. One of the first settlements we meet with is the Glengarry district, an extensive tract of good land, enjoying the advantages of water carriage. The language, the customs, the native courage of their Celtic sires, still distinguish the clan, though, at the same time, we are afraid, accompanied by

some of those less profitable traits which stamp the Highlander as more at home in wielding the claymore, or extracting mountain-dew, than in guiding the ploughshare, to slow but certain results. The farms are but indifferently improved, considering the advantages they have enjoyed; and much valuable time is expended in the depths of the forest, in a demi-savage life, cutting and preparing timber for the lumber-merchant, which, if steadily devoted to the cultivation of the land, would certainly be attended with infinitely greater benefit, both in a physical and moral point of view.

Very conflicting opinions exist in Canada regarding the lumber trade, and the subject was frequently discussed at this period, from the late proposal of ministers to lower the duties upon Baltic timber. It is certain that a large circulation is occasioned by the trade, perhaps a million Sterling, in one way or another, and that it employs, during winter, many who may gain perhaps £20 for their winter labour when nothing else could be done. It benefits the farmer, too, by bringing a market for produce to his door. So far, all looks well; but there is no doubt, that those engaged in preparing timber for this trade being exposed to many hardships, acquire loose and debauched habits, which generally demoralize; and that, in fact, no steady industrious characters are now willing to engage in it. In regard to the merchant, I have reason to believe that the lumber-trade is by no means profitable, and that many merchants are anxious to back out as soon as they can. There can be no doubt, in any case, that if the trade is to be extinguished, it must be done in a gradual manner, and that any alteration of duties which would suddenly annihilate it, must be followed by very painful and hazardous consequences to the colony.

To go minutely into the statistics of even the banks of the river, would far exceed the limits to which I must necessarily restrict myself. Suffice it to say, that a constant succession of eligible situations present themselves for estates and farms. I was much pleased with the Matilda district, and consider it capable of great improvement. The soil is a fine mellow sandy loam, sometimes perhaps rather light, but admirably adapted for turnip

husbandry and fine woolled sheep, with numerous beautiful situations for a residence, the noble St Lawrence ever forming a prominent feature, its surface varied by lovely wooded islands, similar to those we so justly admire on many of our British lakes. In aproaching Kingston, or the east end of Lake Ontario, the river Guananogue falls into the St Lawrence, and, at its mouth, is the establishment of Messrs M'Donell, two brothers who came about eight years ago to the colony, and who, by steady enterprise, without original capital, have realized considerable wealth, while, along with it, they have secured the respect and esteem of all who know them. They have here, what is called in America, a valuable *water privilege* or *fall*, and have erected flour and saw mills to a large extent. Last season they sent down to Montreal 24,000 barrels of flour; and a friend of mine who was their agent, informed me that one of the brothers having resolved upon becoming their own agent in Montreal, it would be a loss of some hundreds a-year to his house in commission. They have a very clever cooperage worked by water, similar to the steam cooperage at Glasgow, and the articles turned out are uncommonly reasonable, substantial, and neat. I regretted much not having it in my power to form an acquaintance with these spirited colonists, more especially as they farm likewise to a large extent. The farm at Guananogue extends to 1200 acres, and the mansion-house and barns are commodious and handsome.

Having received very encouraging accounts at Kingston, of the country along the Bay of Quinty, a deep inlet of Lake Ontario, formed by a peninsula called Prince Edward's Island, I made an excursion into that district. The scenery was pleasing, in many places very fine; and settlements are forming on every hand. The soil is partly clay, partly loam and sand, sufficiently rich to yield fifteen crops of good wheat, with impunity, in a period of twenty years. Granite, limestone, and schistus, or clay-slate, are successively met with. Wherever a stream or creek of any importance falls into the lake, there we find a mill seat and a village growing up, the embryo, in many cases, of considerable towns.

To the patriot or philanthropist, it is highly gratifying to

remark, how the wants of the farmer and the interests of the trader or mechanic co-operate in the rapid progress of general improvement and civilization. Holywell, Sophiaburgh, and Bellville, are all thriving villages of this description; and many individuals are to be met with in each, who, from the humble situation of merchants' clerks, &c. are rapidly acquiring independence. The last is the county town of Hastings, which has already three churches, a court-house, and projected jail; a valuable mill-power, and fine situation for houses; the high road from York to Kingston passes through it; and, altogether, it seems destined to become a place of some note. I was really astonished at the frequent calls which the steam-boat made for produce, and, ere we reached Kingston, our deck was absolutely heaped with flour-barrels.

I have said nothing hitherto of the price or value of land in Canada, and it is extremely difficult, in the settled parts of either province, to ascertain any thing like a fair average rate.

Prices are perpetually fluctuating, and must be regulated by the circumstances of the seller; one man being willing to sell his farm for five dollars an acre, under a strong desire to commence anew upon a forest tract, or labouring under necessity, while his next neighbour may probably refuse to part with similar land for less than ten or twelve dollars per acre. Of this, however, there is no doubt, that very eligible and advantageous purchases may, at all times, be made by a prudent capitalist, and that land is every year increasing in value, wherever it is desirable to possess it. Great bargains are sometimes obtained at public sales, by warrant of the sheriff, for payment of land-taxes. Land thus sold is subject, for a certain short period, to be redeemed by the individual, or his heirs, who originally obtained the grant; but, as it seldom exceeds, at a sheriff-sale, 6d. or 7d. per acre, it is well worthy of a trial.

Steam navigation may be said to have been created for America, and it is difficult to estimate the advances which the States and the Canadas will soon make under its influence. To emigrants it not only affords a safe, cheap, and agreeable conveyance; but, from the large concourse

of passengers, a fund of valuable local information may always be procured, and useful acquaintances formed; while it is impossible to overlook the silent but important effects, in clearing the forest, which the consumption of fuel on board the steam-boats is destined to accomplish. Perhaps it is not fanciful to assert, that the woods of America are now actually clearing by means of steam.

York, the capital of Upper Canada, and seat of government, is a very desirable station for a settler to choose as head-quarters, in looking about for a purchase. He is sure, at this place, to meet with numerous offers of farms, regarding which he will do well to act with caution; and he will be able to inspect the plans of public lands in the government land-office, under the superintendence of Mr P. Robinson, a gentleman able and willing to afford him every facility.

The *rich* and *heavy* land of Upper Canada is not to be found, in general, upon the immediate banks of the lakes and rivers. It lies, for the most part, from twelve to twenty miles back, and thus compensates the enterprising settler for plunging into the forest. Government have still, I believe, about four millions and a half of acres to dispose of, besides seven or eight millions more, beyond the lines of what has been surveyed. No land is now granted to individuals without payment, the price varying according to situation and quality, and subject to the regulation of clearing and fencing five acres within two years, erecting a house 16 feet by 20, and also clearing half of the road in front.

Another land office, highly interesting to emigrants, is likewise to be found in York. It is here that the commissioners of the Canada Company reside, and have their principal establishment. This company, as is well known, purchased from government $2\frac{1}{2}$ millions of acres in the Upper Province, with the view of disposing of it in lots to settlers, at an advanced price. The company is yet too much in its infancy to speculate upon results; but no reasonable doubt can be entertained that it must operate favourably in procuring settlers.

A great progress has been made in the formation of roads, bridges, mills, &c., which government would not,

and private individuals could not, have effected in the short period which has elapsed since the establishment of the company; and, although a feeling inimical to their measures showed itself in some quarters, I confess myself unable to discover, for that jealousy, any reasonable cause. I had very full discussions with the commissioners and agents, from which, as well as from their published proposals, I feel satisfied that emigrants of every class may commit themselves to the Canada Company, in perfect assurance of experiencing the most kind, honourable, and liberal treatment. Circumstances dependent upon the state of a new country, may delay the execution of plans beyond the promised period, but there can be no doubt of the company fulfilling all their engagements as speedily as possible. The prices of land vary from 7s. 6d. to 15s. per acre. I was much impressed with a favourable opinion of the Great Huron Tract, from the fact that many steady Dutch settlers, in the possession of old productive farms near York, were, at the period of my visit, disposing of their property and removing to Goderich,—a change which the calculating Dutchman would not have rashly adopted, without pretty reasonable prospects of bettering himself to a considerable amount. "The township of Goderich contains about 400 inhabitants already, and several Dutch families, from the neighbourhood of York, have sold, or are endeavouring to sell, their cultivated and valuable farms, and have purchased lands from the company in the Huron Tract. About 6000 acres have been sold them in the neighbourhood of Goderich within the last six months. In Guelph, a very valuable mill has lately been erected, and one in Goderich is now in progress."

In a young and thinly-settled country such as Canada, every accession of an industrious family or individual tends to the welfare of all; and it is therefore natural to suppose that such a corporation as the Canada Company would be fully awake to this principle. We find, accordingly, that in forming arrangements for forwarding emigrants to their own lands, they have offered very favourable proposals to emigrants at large. They state, that "all persons depositing £20 with the Canada Company's agents in Quebec or Montreal, will be forwarded to the head of

Lake Ontario by steam-boats, free of expense, and have liberty to select land in any part of the province, at the current price charged by the company, when the whole amount of their deposit will be placed to their credit on account of their land. But, should they prefer purchasing from individuals and not the company, then the expense of their conveyance will be deducted from the amount deposited, and the balance paid over to them. Persons depositing a sum equal to their conveyance, with their families and luggage, from Quebec to the head of the lake, may avail themselves of the company's contracts with the forwarders; and should they, within three months after arrival, select land in Guelph, and pay one-fifth of the purchase-money, then the amount of their deposit in Quebec will also be placed to their credit, and they, their families, &c. be thus conveyed from Quebec free of expense."

It may perhaps be interesting to give a few agricultural notes of an excursion from York by the head of Lake Ontario, Toronto, Waterloo, Dumfries, Hamilton, &c.; but before leaving the capital, I must, with pleasure, add my humble testimony to the energy, good sense, and patriotism of Sir John Colborne, in his situation as Governor of Upper Canada. Of his well-known military talents, I am no judge; but of the soundness of his policy, in regard to emigration, allotment of public lands, encouragement of agriculture, and improvement of the general constitution of society in the province, I am enabled to speak with unqualified praise. The experiments hitherto made by government have been, in Sir John's opinion, defective in system and concentration.

Had the establishments of government emigrants been kept more together, this very circumstance would have greatly tended to general advancement. At present they form only a few *oases* in the desert, and a long period must necessarily elapse, ere the intervals are even in some degree filled up.

In conversing with Sir John, I ventured to suggest that something was required on the part of government, in making preparation for the thousands of emigrants who are pouring into Canada every season, and who suffer

heavy losses, both in time and means, from the want of some previous arrangement. It seemed to me that the agent for emigrants ought to be a gentleman not engaged in trade, but one of active habits, acquainted with rural affairs, and with the agricultural classes, who might be ready at all times to point out land or labour to emigrants, according to their ability and means. Without going into minute details, Sir John assured me that he felt the want of such an arrangement much, and that a great deal of good might be effected by it, and a great deal of government-land sold, and that he had represented the matter to the colonial office at home.

Emigrants unable or unwilling to purchase, will have little difficulty in providing themselves with a farm to rent, either for money or on shares, which means half the clear produce as rent. I was told by a gentleman of a friend of his, who was very comfortably settled in this way near York, upon a farm of 200 acres. Eighty acres are cleared, the remainder in wood pasture. He pays only £25 of rent, and clears £200 per annum, besides keeping his family.

To show how land is advancing in value, this farm, a few years ago, might have been purchased for £200, but is, of course, worth a great deal more now. Market gardening, and rearing good live stock, are two branches that will pay well in this quarter.

I left York, on Wednesday, May 11th, in the stage, for Hamilton, at the head of Burlington Bay, it being my intention to stop at night, and diverge next day into the woods. The roads were yet unrepaired for the season, and we travelled in an open waggon, the day fine, and for the first time somewhat sultry. It was interesting to observe the sudden transition from the streets of York to the solemn stillness of the forest, as, I think, we could not have proceeded above two or three miles, ere we were immersed in all the wild magnificence of a cedar swamp, and hemmed in by towering pines and hemlocks on every side. A cedar swamp forms an exception to a general rule, as it enjoys pure water, and secures health to its inhabitants, which is also the case where the hemlock, fir, and spruce, abound. The land, in such situations, is not

of the richest quality, sometimes sandy and poor, and the absence of fever and ague would seem to be granted in compensation for diminished returns.

Our route lay through Torento district, and I had the gratification of observing cultivation in every stage of its progress. There was the rude *shanty* or log-hut, its owner wielding the axe against the stately vegetable columns around him, or employed in reducing them to ashes, while some were left standing to blacken with the flames, or doomed to a protracted fate under the operation of *girdling*, by which the bark is cut round the stem, and life destroyed. A little farther on we pass an older farm. The mansion and offices commodious and neat, rich orchards loaded with blossom, fine wheat and pasture or meadow land, healthy looking children at every door, with pigs and poultry in abundance. As we passed each farmer's open door, we saw groups of old and young seated at their evening meal, neat, clean, and comfortably clad. In general, Canadians and Americans are deficient in what we call *dressing up their doors;* they are, in fact, so much engaged in heavier and more important work, that the period for training roses and honeysuckles has not yet arrived. We passed, however, one small property this evening, belonging to a Mr Adams, and laid out as a nursery (smile not at a nursery in America), filled with peach, apple, and pear trees, flowering shrubs, &c., and which, by its neat arrangement and excellent order, forms at once a contrast and an example to its neighbours. We encountered some very steep hills and some hazardous road, especially ascending and descending the banks of two considerable creeks or rivers falling into Ontario. Large sums have been expended in levelling, &c. apparently with but indifferent judgment or success. I reached Summer's tavern, 55 miles from York, about eight, and found a most obliging host, with comfortable accommodation.

It being my intention next day to visit the city of Guelph, founded by Mr Galt, when he acted as commissioner for the Canada Company, my first inquiry was for saddle-horses and a guide. These were procured by my landlord, and at seven next morning I started, the

distance to Guelph being called twenty-six miles. I shall not in this place detail the perils of the way, the horrors of *rotten corduroy roads, cedar swamps, windfalls, &c.*, with the additional comforts of a misty rain, two roads diverging in a remote part of the forest, and the satisfaction of finding, upon an appeal to my guide, that he had never happened to be at Guelph before; suffice it, that I reached my destination about three o'clock, after a most floundering journey. The road is through the finest forest scenery I had yet seen, and clearings were going forward in various places, and in every state of progress. I could not but admire the luxuriance and healthy appearance of the wheat and clover. The whole tract is upon limestone, and, in some places, the road passes over ridges of it absolutely inexhaustible. The cattle and pigs are but very indifferent. The state of the road may be, in some measure, estimated from a party which I passed, consisting of three men and six oxen, that had been three days absent from home, which they would only reach that day, drawing a load under which a donkey would have trotted upon any British turnpike, and the whole extent of the journey not exceeding twenty miles. Guelph is situated in the Gore district, about eighty miles from York, and has been laid out upon an extensive scale. A fine stream flows past the town, and a large grist-mill is at work upon it. A good deal of land has been located in the neighbourhood, and the town may ultimately prosper. At present it wears a stagnant appearance, and conveys somewhat the idea of the *cart preceding the horse.* When farms become numerous, and a mill is erected in a convenient situation, a town soon grows up; but here the town has been hurried forward, in the hope of settling the land. A vast deal of capital has been expended upon roads, &c., which must have so far benefited labourers, and tended, in some measure, to enable them to purchase lots; but, at present, a very desolate complexion marks Guelph, as a city which may be very thankful to maintain its ground and escape desertion. The price of company land is here about 15s. per acre; of good quality; and, I believe, from the unsteady character of some of the early settlers, good purchases of farms partially cleared are frequently to be had. Guelph stands upon a fine natural platform, with the river flowing

round it. A good bridge was nearly finished when I was there, and an extensive line of road is intended to connect this with the Huron settlement at Goderich.

I spent the evening in company with Mr Prior, the acting manager, who has many arduous duties to perform. We conversed, of course, much upon the subject of emigration. His opinion coincides with the general conviction, that no steady industrious man can fail to prosper in Canada, according to his means. The Commissioners are now greatly more circumspect in the character of settlers than was the case at first; and it is a leading object to obtain sober, moral, correct men, that a good neighbourhood may be every where secured. This must, of course, impose a painful and difficult task upon the agents, requiring much firmness and discretion.

Mr Prior told me, that, during a temporary absence, a party of a bad stamp had located themselves at Goderich. Having satisfied himself of their character, he sent for a vessel, and almost *vi et armis*, shipped off fourteen families at one sweep.

In disposing of lots to settlers, two methods are adopted in Canada, and their respective advantages and disadvantages are warmly discussed. The one adopted by the Canada Company is to *insist* upon an instalment at entry. The other method is to leave payment of any portion optional to the settler, but carrying on an account of interest against him. The advocates of the first plan maintain, that, by paying down a certain sum at first, the settler feels an interest and a degree of independence which he would not otherwise experience, and that the sums advanced enable the landlord to make roads, erect bridges, mills, &c.; and further, that, as the black account is always running on, and a day of settling must arrive, for which the settlers are too often forgetful to provide, it ends in the abandonment of the farm, and in ruin to themselves and families. For the second plan, it is argued, that many industrious worthy men have absolutely no capital to begin with, beyond what may be necessary to purchase oxen, ploughs, &c., and to maintain their families, until a crop is gathered, and that to exact their pittance in such circumstances, is, in fact, to stifle their industry in its birth. By allowing time, and regularly balancing the account,

taking occasionally what may be forthcoming either in cash, cattle, or grain, a poor man slips into clear possession without feeling any inconvenience. We shall find that, as in most questions of the kind, there is much to be said on both sides, and probably either plan may be followed with advantage in certain particular cases. The United States, who bestow much attention on the disposal of their public lands, have resolved, in the western country, to exact, not an instalment only, but payment *in full*, at the entry of settlers, though it is to be observed, that a man may there acquire 80 acres for 100 dollars, or £22, 10s.

Friday 14th, Mr Oliver, my landlord at Guelph, having agreed to drive me in his waggon to Mr Dickson's at Galt, a gentleman who purchased from Government a whole township, and to whom I had particular introductions, we started about 11 o'clock, and reached our destination about 4. The road was certainly superior to what I had travelled yesterday, though mud holes and rotten *corduroy* were occasionally to be met with. Limestone was to be seen on every hand in great abundance, and I observed, at one place, a kiln hewn out and erected in the very stratum itself. Wherever a clearing occurred, the wheat looked beautiful. We passed through the township of Waterloo, settled mostly by Dutch. The soil appeared to be a good, useful, sandy loam, well watered by streams and springs. I was delighted with the cultivation, especially upon the farms of Schneider and Warner. Each farm might be from 200 to 300 acres, laid out into regular fields, and *not a stump to be seen*. The ploughing was capital, the crops most luxuriant, and the cattle, horses, &c. of a superior stamp, with handsome houses, barns, &c., and orchards promising a rich return. Waterloo satisfied me above all that I had yet seen of the capability of Canada to become a fruitful and fine country.

The forest around consists of heavy timber, and the township does not enjoy the advantage of direct water-carriage; yet have these Dutchmen, within a period of twenty years, produced farms, which in general aspect very nearly resemble well-cultivated land in Britain. The farmers are primitive and simple-minded, attending to little beyond their own affairs, and so indifferent in regard

to politics, that Mr Dickson doubted much if some of them were yet aware of the death of George III. A great deal of capital flowed into this settlement, during the large expenditure at Guelph by the Canada Company, the Dutchmen supplying teams, provisions, &c. My travelling companion valued some of the farms at 25 dollars, about £6, per acre.

Chopping or clearing land, ready for sowing, will cost sometimes 12 dollars, or £3, per acre; the first return will be 15 or 20 bushels of wheat, worth at present 5s. per bushel. The usual mode of clearing timbered land is to cut down and burn all the wood of one foot diameter and under that. The larger trees are only girdled. Clearing, in this way, costs about 8 dollars, or 40s. per acre. When this is done, a crop of wheat can be harrowed in, to be followed by two or three years of pasture or hay, when the plough may be used, and during which time, the girdled trees are either cut into fencing stuff or burnt. No lime has been used as yet upon this land, and I was told of two instances, where farmers had absolutely built new stables and barns, to escape from an accumulation of despised manure.

A few miles before reaching Galt, the residence of Mr Dickson, we came in view of a fine stream, bearing the name of Grand River, but, of course, quite unconnected with the Uttawas of the lower part of the province.

The settlement of Mr Dickson is one of much interest, being conducted by himself, on his own resources, in the same way as that of Colonel Talbot on the banks of Lake Erie. Mr Dickson began operations in 1815-16, by the purchase from Government of this township, extending to 96,000 acres, and to which he gave the name of Dumfries. He selected a convenient spot, with good water-power, to commence a town, and formed a connexion with an enterprising American, who speedily established very extensive mills. Mr Dickson built a commodious residence for himself, in a romantic situation, overhanging the river, and communicating by a bridge with the mills and town. His plan of dealing with settlers is extremely liberal, as he does not insist upon any instalment being paid down; and even, in some cases, advances the means of purchasing

oxen, &c. In this way, the poorest emigrant, if steady and industrious, must get forward.

A regular account is opened with each individual, and partial payments, either in money or produce, accepted by Mr Dickson, from time to time. The price of land is 4 dollars or 20s. per acre. Farms have been occasionally abandoned by unsteady or impatient individuals; but some progress in clearing has always been made, and, of course, the farm has, in so far, been rendered more valuable. A very considerable extent of land has been disposed of, upon both sides of the river, and hundreds of acres of fine wheat are to be seen contiguous to each other.

An attempt had been made last spring to convey produce down the river to the Welland Canal, by which Mr Shade, the owner of the mills, informed me, a saving of two-thirds would be effected upon the transports of flour. This voyage was performed by a son of Mr Dickson, accompanied by Mr Shade; and being a navigation of about 100 miles, attended with some hazards, as a first attempt, it created a good deal of sensation at the time of my visit, and much satisfaction among the farmers, by its success. Mr Dickson has about 2500 souls upon his estate, and draws a very handsome income from the interest of sales. I visited the mills with Mr Shade, who took much trouble in explaining to me the various machinery. The establishment comprises flour-mills, saw-mills, cooperage, &c., and appeared to me equally extensive and well arranged. I have been every where struck with the havoc and destruction of the woods, and had a remarkable opportunity, at this place, of contrasting the value of a tree in Upper Canada with what it would have fetched at home. An uncommonly large and beautiful pine was lying at the mill, which I could not estimate at less than £3 in Britain. Mr Shade, upon my putting the question, told me it just cost him a *York shilling*, or *sevenpence Sterling*.

Saturday, 15th May.—Mr William Dickson having kindly insisted upon conveying and accompanying me to Hamilton, where I was to resume the stage, we started, on horseback, after breakfast, and visited various farms upon the township. The road lay along the river, with much fine wood and beautiful scenery. The crops were

looking healthy and well coloured. Some farms, partly improved and fenced, with houses, were on sale,—the price demanded was 8 dollars, or 40s. per acre. There seemed to be abundance of water every where, both from springs and brooks falling into the Grand River, and the substratum was still limestone. Some miles below Galt, there is a valuable gypsum quarry on the banks of the river, and it was curious to observe the line of rich and verdant turf, which marked the route of the waggons in their visits to the quarry, from scattering as they went along, strongly evincing the effect as a top-dressing. We called upon a settler from Scotland, newly entered upon a farm of 100 acres, for which he had paid down £100. The soil was a good, rich, sandy loam, worth in Britain 35s. per acre at least of rent.

The forest is here thin, probably not having more than forty or fifty old oaks upon an acre, and not requiring these to be destroyed, it being quite possible to guide the plough through the intervals.

Walter Smith was busy with his pair of oxen, preparing the land for wheat, of which he expected to have thirty acres sown in autumn, the return from which will probably repay him the price of his farm, and allow him £50 or £60 besides for his labour and maintenance, *from the first crop alone.*

There are some delightful situations in this quarter for mansions: the river upon one side, and a lovely sheet of water, called the Blue Lake, upon the other; fine open woods, springs, brooks, and a dry healthy soil. It was a favourite haunt in old times of the Indians, and a little mound close by a copious spring, is still celebrated as a place where great councils were held. We stopped to rest our horses at a new village called Paris, belonging to a very active individual of the name of Capron, and having a good water-power, and other advantages, it promises to become, ere long, a place of some importance. In the afternoon we reached Brandtford, a pretty considerable village belonging to the Indians, a tract of land in this quarter having been reserved for their behoof. It is managed by Government, who account for rent and sales to the chiefs. There had been a sale of village lots this

day, and for the first time I saw the Indians assembled in any number. The lots sold for L.25 one-fourth of an acre, which is an immense price in Canada, and argues an expectation of Brandtford continuing to prosper. Many of the Indians are now beginning to acquire settled habits, and to cultivate farms, but many more are yet totally abandoned to idleness and debauchery.

The country to Hamilton by Ancaster, is partly forest, partly settled. The soil is chiefly clay. Ancaster stands high, with some fine farms about it, healthy and well watered.

Immediately before reaching Hamilton, we come to the brink of a high limestone ridge, and command a magnificent view of the rich flat below, extending to Lake Ontario. At St Catharine's, a small town dependent upon the Welland Canal, we passed that work, and saw some of the wooden locks.

The country through which I travelled next day lies between the great limestone ridge and Lake Ontario. This remarkable ridge extends from the Genessee country, in the State of New-York, and, crossing the Niagara River, forms the celebrated falls. It is beautifully diversified with woodland, orchards, and farms, is very productive, and settling with considerable rapidity. On Monday evening I concluded this part of my excursion, by reaching a friend's house at the falls.

Before proceeding to the third branch of my letter, viz. Emigration to the United States, I may notice the current average prices of some articles in Upper Canada, at this date, May 1831:

Ploughs from	£1	10	0	to £2	0	0	Currency.
Waggons	15	0	0				
Farm horses, five years old,	12	10	0	to 15	0	0	
Oxen for draught	10	0	0	to 12	10	0	per pair.
Cows	2	0	0	to 3	0	0	
Sheep	0	5	0	to 0	7	6	
Swine	0	10	0	to 0	15	0	per Cwt.
Poultry	0	0	7½				
Farm servants per annum	24	0	0	to 30	0	0	and board.
Female ditto ditto	12	10	0	to 15	0	0	

May 1st, 1831—Prices of Farm Produce.

Wheat per bushel of 60 lb.	£0	5	0
Barley do. of 56 lb.	0	3	1½
Oats do. of 36 lb.	0	1	0
Hay per ton	1	5	0
Corn (Maize) per bushel of 60 lb.	0	2	6
Potatoes do. do.	from 1s. 3d. to 1s. 10d.		
Pork per lb.	0	0	3½
Butter do.	0	0	7½

Labourers were receiving last spring about 8 dollars or 40 shillings per month, and board, at the canals and public works.

This fine province is making wonderful advances, and when the canals and some projected railways are fairly in operation, its progress will become yet more rapid. In 1824, 10,000 bushels of wheat were shipped upon Ontario from Burlington Bay, and in 1830 the export had reached to 150,000 bushels. Five bushels of wheat are allowed to the barrel of flour.

The two great Canada canals have given rise to much public and private discussion; and opinions of their value, diametrically opposed to each other, are entertained by men who would seem equally qualified to judge.

The Welland canal, which connects Lake Erie and Lake Ontario, avoiding the Niagara Falls, is intended for mercantile purposes. The Prideau canal has been executed by Government with a view both to mercantile and military purposes. Without at all presuming to give an opinion, I feel bound to state, that the impression made upon my mind, by those persons whom I considered perfect masters of the whole bearings of the case, and whom I know to be independent and disinterested men, is adverse to the utility and probable success of these great works. Heavy as the expense, however, has been, we must not rashly infer, that it has been altogether thrown away; and, although it is possible that a far more moderate expenditure upon roads and railways might have been attended with happier results, we must yet hope to see essential and important benefits flowing from these canals.

III.—*United States.*

In offering a few remarks upon the prospects of emigrants to the States, so many circumstances occur upon which it would be necessary to touch, that I almost shrink from the attempt. The great and interesting tie which must be severed when we leave our native country, and become the denizens of another, is a point which every man must settle for himself. Should it prove no impediment, he will find numerous and varied fields of agricultural enterprise presenting themselves in every quarter of the Union. He will find perfect security and independence, and, with ordinary good sense and good humour, can have no difficulty in maintaining friendly habits with his neighbours.

Two plans present themselves to the emigrant with capital in fixing his residence in the States. He may either purchase or occupy a farm in the old settled part of the country, or he may establish himself in some of the new or yet unsettled portions of the older States. The choice must be depended on the means and character of the individual; but, in either way, the greatest risk of disappointment will always be found in fixing too hastily. I would strongly recommend to every man who may emigrate to Canada or the States, that he should allot some months to looking about him, ere he make a purchase, which it is not again so easy to exchange, should any of those numerous drawbacks present themselves, which we are ever too apt to overlook in the excitement of the moment.

The arrangements for managing and disposing of the United States' public lands are very complete, and no difficulty or annoyance is likely to occur, if we except, perhaps, the delay in receiving the *formal* title or patent, occasioned by a heavy arrear of business in that department. This occasions, however, neither loss nor hazard, as the warrant of possession which every purchaser immediately receives, secures him in all the rights of property.

A bureau at Washington, under a head commissioner (at present Judge Hayward), superintends the various land-offices established throughout every part of the

country, and where intending purchasers are treated with the utmost civility and dispatch.

I had the honour of being personally introduced to Mr Hayward by the president himself; and I would take this opportunity of expressing my deep sense of the cordial and kind reception I met with from General Jackson, Mr Van Buren, and others, and of the candid and open manner in which the business of the land-office was explained to me by Mr Hayward.

As it is impossible, within reasonable terms, to discuss *seriatim* the respective fitness of the different States for affording comfortable settlements to British emigrants, I shall detail my own personal observations, made upon the Banks of the Hudson, above Albany, and in some parts of the Genessee country, and the information which I was enabled to collect, from most respectable settlers in Michigan, as a fair sample of what is generally to be expected in the western country, leaving such inferences to be drawn as the statements deserve.

Various classes of settlers are to be found in the States, from the man of substance and capital to the rough backwoodsman and *squatter;* but a minute discussion of the several grades does not seem to be here required.

The first farm which I visited was in the immediate vicinity of Albany, forming part of the princely estate of Mr Van Ransalær. It contained 600 acres of fine mellow loam along the banks of the river, divided into fields by rail-fences, which cost here 4s. 6d. per sixteen feet, including boards, nails, and work,—four rails, and about five feet high.

The crops chiefly raised are wheat, Indian corn, with pumpkins, planted in the intervals or rows, oats, potatoes, and large quantities of Timothy for hay. The buildings are of timber, handsome and convenient.

The farm was let, some years ago, at 2000 dollars, or £450, which, in America, seems to be a very high rent; but it must be recollected that the situation is particularly favourable, from its close contact with the thriving city of Albany. A turnpike road upon Macadam's principle has commenced, from Albany to the north, and six miles of it are already completed, at an expense of £2000. It runs

through the centre of this farm. It is, at present, the home farm of the eldest son of Mr Van Ransalær, who has imported, at considerable expense, from England, some fine short horn stock, and which he is very successfully crossing, with a judicious selection of native cow.

Although very fine cattle and sheep are to be found in some districts, I am satisfied that more may be done in the department of live-stock, than in any other branch of American husbandry.

As the country becomes more populous, manufactures (already far advanced) will continue to increase, and fat stock, with dairy produce, must become objects of greater importance to the farmer than they have hitherto been. I met with a very intelligent cattle-dealer in Pennsylvania, who gave me much information on this subject. He and his partners deal, to a large extent, for the Philadelphia and New York markets. The system appeared to be perfectly organized. They purchase all the fat stock they can procure within a reasonable range of these cities, which are first disposed of to the butchers; and having thus cleared the field, they bring forward their droves from the *back settlements* or distant states, in such a succession, as supplies, without glutting the market. Some of their cattle travel above 600 miles, and are two months on the road. He told me that he purchased 400 oxen every year from one Kentucky farmer, and he considers a stock farm to be a very sure and profitable concern. New York takes about 700 oxen a-week, when the demand is brisk. These weigh, on an average, about 55 stone, 14 lb. to a stone; and the price he receives, is from £12 to £13 a head. I was happy to find his opinion regarding live and dead weight to coincide nearly with my own. When *prime fat*, he reckons on a sink of *one-third* only, on the live weight. He dislikes pumpkin fed beef, and always insists on the animals which he purchases being fed, at least latterly, on maize. His expenses are high, much of his stock costing him above £2 a-head in road expenses; and he gives his head drivers 4s. 6d. a day, with food for themselves and horses. His profits this season, he says, have been very handsome, and the trade in general is a good one to a steady man, with sufficient capital. Town manure costs about 3d. a waggon load.

Horses, in all parts of the States and Canada, which I visited, and I believe universally, are to be remarked as superior in the qualities of action, strength, and figure. It is rare to pass a farmer's team, without noticing horses worthy of being transferred to any gentleman's stud. They are kindly treated, well fed, and remarkably docile, of which I met with repeated instances, which would have not a little astonished our first-rate English coachmen. They are in general about 15 hands, or 15½, and cost from £10 to £25 each.

From Albany, I proceeded about 30 miles up the river, where I spent several days with a friend, and, in his company, examined some farms, then on sale, in his neighbourhood.

To afford some idea of the expected prices and returns of old farms in this district. I shall subjoin a few notes, which I made, at the time of my visit.

1st, Captain Davenport's farm on the east bank of the Hudson. It contains 350 acres, 100 of which are in wood, hemlock, or Canada pine (the bark of which is in general use for tanning), maple, beech, &c. The soil is partly clay, partly sandy loam. A large portion is a rich holm, on the river side, and of the finest quality. The price demanded is 30 dollars, £7, 10s. per acre; but it would probably be bought for 25 dollars, or £5, 12s. The return might reasonably be expected to reach £112, 10s., clear of expenses, from the flat land, and £70 from the profit on a sheep stock, on the upper portion of the farm, in whole £182, 10s. The price would be, at £5, 10s., £1875, and an outlay on buildings, fences, and drains, of £1000 more, would still be within £3000, for which you have a return of above £180. In making this rough estimate, I resolved to be moderate in estimating returns, and liberal in calculating outlay, and am perfectly satisfied that an industrious Scotch farmer would easily realize a profit of £200 a-year.

It is to be noticed also, that one-half of the timber might be at once sold off, without any detriment to the f , and that I calculate upon the owner and his family drawing the ordinary articles of subsistence from the land, besides the above return.

2d, Next to this farm, was that of Mr Knickerbocker,

containing 275 acres. There is a fine holm also on this farm, and the upland seemed fully better than No. 1. This farm was let last year in shares for one year, and the owner received L.63. The price asked is L.4 per acre, or L.1100, and L.200 more would be required for houses, fences, &c. There is no more timber than is requisite for the use of the estate. This farm seemed to be in very indifferent order.

3d, Mr Chesney's farm, 106 acres, with wood sufficient for use of the property. About 40 acres of very fine holm, capable of yielding, I was assured, 40 or 45 bushels of oats, or other grain in proportion. This farm could be had for L.530, and would certainly return L.45 or L 50 clear. It was in very fair order.

4th, Mr Vely's farm, 118 acres, 40 acres of most superior holm; the upland good ; with a stream running through it. The houses appeared to be new. This farm could be had for L 400, and the return could not be less than L.35 or L.40.

5th, A farm of 300 acres, occupied by Colonel Grant, at a rent of 300 dollars, L.67, 10s. The soil is good loam, nine parts of it are clay. A new dwelling-house, and a good barn, with a valuable wood lot. It might be bought for L.1500.

The whole of these properties were evidently susceptible of great improvement, though in foul and bad condition. The local situation was good ; the Champlain Canal passing within half a mile, but separated by the river. The roads are either already turnpike, or becoming such, though certainly not of a description to pass through the ordeal of Mr Macadam. No. 3 and 4 are contiguous, and might be advantageously thrown into one estate.

The following list of prices, &c. I procured from the best authority as current in April 1831 :

Current Prices, and Rates of Wages, on Hudson River, above Albany, April 1831.

Wages.—Men for general farm-work, summer, L.2, 5s. per month ; winter, L.1, 7s. per month. *Harvest-work*, cradling wheat, 4s. 6d. per day. A cradle-scythe is said to cut four acres a-day, and requires one man to bind to

each cradler. Hay cutting, 2s. 7d. a-day.—Board found besides to all these. Good cooks, 18s. to 27s. per month. Chamber-maids, 13s. 6d. to 18s. per month.

Live Stock.—Good ordinary horses, L.20 to L 25. Oxen, per pair, with yoke and chain, L 20 to L.30. Cows, L.4, 10s. to L.6. Merino sheep, 9s. to 18s.; Saxony, 13s. 6d. to 45s.; common sheep, a sort of coarse Leicesters, 4s. 6d. to 9s. after shearing. Brood sow, L.2, 5s. to L.3, 10s. Hogs, 1d. to 1½d. per lb. on live weight. Geese, 2s. 10d. a pair. Turkeys, 2s. 1d. each. Fowls, 6½d.

Utensils.—Farm waggon, L.13, 10s. Ox cart, L.10. Lumber sleigh, L 3 to L 5. Ploughs, 30s to 36s Pleasure sleigh, L.7 to L 70; ditto waggon, L 9 to L.35. Good double harness, L.18.

Produce.—Wheat, 6s. 9d. per bushel. Barley, 2s. 8d. do. Oats, 1s. 6d. do. Indian corn, 2s. 3d. do. Potatoes, 1s. 3d. do. Beef, per quarter, 18s. to 23s.; per lb. 2d. to 4d. Mutton, 1½d. to 2d. per lb. Veal, do. Pork, 22s. to 27s. per cwt. Hay, from 23s. to L.3, 10s. per ton. Cider, 4s. 6d. to 18s. per barrel, 32s. gallon. Wool, merino, 2s. 7d.; common, 1s. 8d. per lb. (16 oz. to lb.) Live goose feathers, 2s. 1d. per lb. Butter, 5d. per lb. Cheese, 2d. to 4d. per lb. Eggs, 4d. to 5d. per doz. Brandy (French), 4s. 6d. per gallon. Gin, 3s. do. Whisky, 1s. 1d. to 1s. 6d. do. Excellent table beer, 4s. 6d. per barrel of 32 gallons. Fire-wood, 13s. 6d. country price; 22s. to 27s. town price, per cord, of 128 cubit feet, delivered 4 feet long, and costs 2s. per cord to cut to length required for use.

The American farmers live comfortably, and at a very moderate expense. Candles and soap are generally manufactured from kitchen refuse. A good housewife assured me, that the butcher-meat for her family, fifteen in number, did not exceed *in whole* 1s. per day (three meals), except when she allowed them turkeys and other poultry, when she reckoned the expense at 2s. 6d. The flour consumed did not exceed 4s. 6d. per week. They have fruit, both fresh and preserved, in the utmost profusion; and the cider barrel is always ready broached. A good many articles of clothing are spun, or woven at home; and the geese are subjected to periodical contributions towards the

bedding of the household, or the feathers sold at a good price.

At a later period in my tour, I passed through a considerable portion of the Genessee country, celebrated for its great fertility, and the superior quality of its produce. Upon entering this part of New York state from Canada, I was immediately struck by the superior quality of the cattle. On many farms, I observed a variety of these in shape and size greatly resembling the heavy class of our west Highlanders. They were chiefly of a dark brindled colour, and many of them really handsome. I did not see one portion of the Genessee district, which is said to be uncommonly rich; but what came under my view, in a journey of between three and four hundred miles, in this part of the country, was certainly very fine. The surface is finely undulated,—rivers, brooks, lakes, farms, villages, and forest scenery, all presenting themselves in succession. The soil is sometimes rather light, but generally a good, and often a rich black loam.

The crops of wheat, clover, rye, pease, and Indian corn, all looked well; and the orchards of peach, plum, apple, &c. were richly laden with blossom. The houses and buildings I found generally very good. Where land is let for a money rent, it is commonly 4s. 6d. per acre. Old farms sell from L.4, 10s. to L.9 per acre, including houses, orchards, &c.

I found every where in this quarter noble single trees, elm, oak, &c. judiciously left in the fields, affording both ornament and shelter, and the total absence of which, in many cultivated portions of Canada and the States, gives an appearance of nakedness even in situations where wood is treated as a nuisance. I would remark, also, that a great improvement, in shelter and beauty, would be effected, by frequently substituting hedges for rail-fences. An English farmer near Geneva, I was informed, has miles of fine hawthorn hedges, four feet high, and completely belying the assertion that thorns will not succeed in America. His practice is to plant in a *trench*, not upon a ridge or bank, as the great risk of failure is from the summer drought.

Before reaching Albany, I travelled the greatest part

of one day through the valley of the Mohawk, and upon which lie the rich German flats. It is a noble country, and the land of the first quality, but farmed too often in a slovenly manner.

The country of Michigan, which I have selected as a sample of new settlement in the west, is at present quite *the rage*, and has, in a great degree, supplanted Ohio, Illinois, &c. It lies between 41° 31′ and 45° 40′ N. Lat., and 5° 12′ and 10° W. Long., to the westward of Lake Erie, and including an immense extent of country capable of improvement, with fine water privileges. Dedroit, an old French town, is its capital. By a reference to the map, it will be seen that Michigan can readily avail itself of New York, New Orleans, or Montreal, as markets, and must, of course, derive from such facilities of intercourse considerable advantage. The climate is temperate and healthy. Winter sets in generally about the middle of November, and continues till about the middle of March. At Dedroit, in 1818, the mean heat of January was 24° ; and in 1820, the mean heat of July was 69° ; of December 27°.

The soil is in general a good fertile loam, upon limestone ; and, in some places, a calcareous earth is turned up, mixed with the common soil, which is extremely productive. Clay is also prevalent in some parts.

This territory is better watered than any other in the United States. There is an abundance of game, deer, bears, hares, ducks, turkey, quail, &c. and it is finely diversified with lakes and brooks, rising in most parts from copious springs.

Besides other sources of information, I happened to travel, at different times, with two Michigan settlers, who said much in its praise, and, although it is quite usual for that class of persons to magnify the advantages of a country where they are themselves fixed, I have every reason to believe that the statements, separate and distinct, which I received from these individuals, were substantially correct, having found them, in all essential points, not only to confirm each other, but also to be corroborated by other documents and evidence, which it was impossible to doubt.

The first of these individuals whom I met, was a fellow-passenger in the track-boat from Buffalo to Rochester, upon the great Erie canal. He appeared to be one of those characters so numerous in the States, who are always ready to make a move when they consider it likely to better their condition, or even to offer reasonable hopes of a fair return, for indulging their love of enterprise. He and a brother had, in this way, explored Michigan a few years ago, and had picked up various lots of land, near intended towns, harbours, &c. for which they paid 5s. 7½d. per acre, and which can already be sold for 22s. 6d. per acre. They intend to dispose of some, and to occupy part themselves, as he likes the country for a residence. He considers it superior to Ohio, as being more healthy. The country is in some places under heavy timber, and in others it is open prairie, where a settler has nothing to do but to start his plough. The soil is in general a loamy blackish sand, very productive. Eighty acres may be purchased in the Government Land-office for L.22, 10s. A Mr Gilbert, who realized a fortune as a contractor for work on the Erie canal, has transferred his capital to and fixed his residence in Michigan. He vested L.2250 in land, which, at 5s. 7½d. per acre, makes a tolerably extensive domain. He is farming and improving with great spirit, and this autumn he will have 400 acres in wheat. As a proof of the admixture of calcareous matter in much of the soil, Mr Gilbert had a tract of what he considered to be very sterile sand, and not worth 3s. an acre to sell. His men having been sent to procure some of this sand, to be employed in building, they found their hands *blistered;* and, upon a farther investigation, the calcareous matter in the sand has proved so useful that Mr Gilbert would not take 25s. an acre now for what he had previously esteemed of so little value. Wheat is selling readily at Detroit for 4s. 6d. per bushel; the return is from 20 to 40 bushels per acre.

My other Michigan friend is established in the town of Upsilante, a city which does not yet figure in any map. He holds land and farms, but his proper avocation is somewhat miscellaneous. He has built a large tavern, opened a warehouse or store, and runs the stage for sixty miles.

He appeared to be an uncommonly shrewd sensible man, looking sharp after every thing. When we met, he was travelling to New York, to make purchases of goods for the season, and, *inter alia*, two or three additional coaches. The influx of emigrants at present to Michigan is quite remarkable. Seven steam-vessels ply from Buffalo to Dedroit, and the decks have been swarming every day since the navigation opened for the season. Mr Stackhouse is convinced, that, for many years, a home-market will be found among the new settlers for all the Michigan produce.

Land-offices are established in various situations, where the settler may provide himself with a farm at the usual rate of 5s. 7½d. per acre. Should he chance to fancy one in some favoured spot (most of which are already secured along the great road for 300 miles through the country), he will have little difficulty in procuring it for 12s. or 15s. an acre.

Michigan is not yet admitted into the union as a state. Intelligent settlers consider this to be no disadvantage. The expense of their public works, as roads, bridges, jails, court-houses, &c., are defrayed by the General Government, in place of being assessed upon themselves; and although they cannot boast of one or two members of Congress, their interests are sufficiently watched by a Delegate, who resides at Washington for that purpose. Mr Stackhouse describes the scenery as in many places highly romantic. The timber consists of black walnut, elm, beech, oak, hickory, sugar maple, &c. The produce of the land runs from 25 to 50 bushels after one bushel sown of wheat, Indian corn, &c. Turnips are likely to succeed well, also beet and mangel wurzel. Prices of stock, &c. seem to be much the same as in Canada. Horses cost from L.18 to L.22, 10s.; oxen from L.15 to L 18 a pair. Mechanics are establishing themselves wherever demand for their labour is found. The lakes and rivers abound with fish, as trout, white fish, bass, &c., and game is plentiful. The Indians are found in the more remote parts of the country, but they are perfectly harmless, and seldom come near the settlers

Such is an outline of the account I received of Michigan,

and which, I have no doubt, is, in all essential particulars, correct.

I may add that, from the rapid improvement which has even already taken place, in regard to communication, the journey from Michigan to New York is easily accomplished in six days.

In 1820, a Government Expedition was sent into the western country, for the purpose of ascertaining the natural advantages and productions. The report is highly favourable to the fertility and capabilities of Michigan. An extensive range of country upon the river and bay of Saganaw, on Lake Huron, is spoken of, in terms of high admiration, for the richness of the soil, and natural beauty of the scenery, and also as presenting uncommon inducements to enterprising and industrious farmers and mechanics, from its central and advantageous position for business. Saganaw Bay is about 60 miles in length, and 30 miles wide, with numerous fine islands. It is 180 miles west of Detroit. Game is mentioned to be very abundant, consisting of deer, bear, brown rabbit, or hare, weighing about 6 lb., partridge or grouse, pigeons, ducks, &c. *Fox River* is also specially noticed as highly desirable for settlers, in regard to quality of soil, beauty, and local advantages. It runs into the west end of Lake Michigan.

I made out a rough estimate of a supposed investment in Michigan, and having submitted it to the correction of competent judges, acquainted with the present state of the district, it may perhaps be useful to insert it, especially as it applies also to much of Upper Canada.

Price of 160 acres, at 1¼ dollar, is . .	200 dollars,	or L.45	0
Expense of seed, labour, (say 150 acres), and rail fence, at 6 dollars	900 ...	... 202	10
Harvesting at 2 dollars	300 ...	... 67	10
Cost of dwelling-house, stables, &c. .	800 ...	... 180	0
	2200	L.495	0

Returns.—Produce of 150 acres, (20 bushels per acre) 3000 bushels, at 1s. per bushel L.675

Deduct 495

L.180 clear.

The dollar is taken at 4s. 6d. No allowance is made for maintenance, and it may be said that the expenses are underrated. The above estimate, however, is given upon pretty good data, and as the settler will certainly repeat the wheat crop for at least one or two seasons more without any deterioration, and becomes likewise free owner of land and houses, he may afford to double or treble that item, or to take a smaller return per acre, or a lower price per bushel, and still be very well off. The return was stated to me at 25 or 30 bushels per acre at an average, and a dollar was the price given last season without any particular excitement. The houses are of a superior description, the dwelling-houses being supposed to contain seven or eight rooms, with kitchen and other domestic offices attached.

A good deal of discussion took place before the Emigration Committee, upon the probability of settlers being able to refund a portion or the whole of the sums advanced by Government on their account. Should there be any foundation at all for the statement I have here given, it is abundantly clear, that Mr Wilmot Horton's expectations on that head may be very easily realized.

The tide of emigration is at present setting very strong into Michigan. It is stated in the Detroit Courier of 26th May last, "that the sales of public lands, up to 5 o'clock yesterday, amounted to 29,700 dollars! On two several days, they exceeded 5000; one day, 5600. The total amount, in this district alone, since the 1st of March, is 48,727 dollars."

Products of Michigan—The cotton plant, the grapevine, the sweet potato of Carolina, tomato, and the egg plant, were all successfully cultivated last year. The prune-tree will be planted this season. The mulberry is becoming extensively cultivated.

The period cannot be remote when pauperism must become an object of anxious investigation, as it already is of deep solicitude to every wellwisher of his country, and must be followed up with measures of energy and decision adequate to the political and moral importance of the subject.

While it may well be esteemed a dubious policy to pamper population by any permanent system of encouragement,

few thinking minds will deny that the existing pressure, (whether it may be an actual excess or not), ought to be forthwith removed, and with no farther delay than the discovery of a safe and practicable vent may require.

Whether we contemplate the mass of wretchedness and sickening hopelessness in which thousands of well-meaning labourers and artisans are at this moment plunged, or the absorbing demands which their necessities occasion, by the amount of parish rates, all must concur in the anxious wish, that some remedy may be ere long devised. We have written and said so much upon this subject, that, from the very attempts to throw in light, it has become marvellously mystified and confused. Neither is it to be concealed that considerable and conflicting difficulties exist, though it is believed and hoped, none which patient investigation and a liberal policy may not overcome. It may be reasonably assumed, that parishes distressed by rates will readily concur in a fair and final composition, which is to free them from a heavy and a growing annual charge. Government, on the other hand, by receiving such funds, and making simple and economical arrangements, may not only relieve the pressure at home, but will also confer happiness and independence upon those who have unhappily occasioned the distress. Neither does it seem necessary to open the public purse for this desirable object; on the contrary, by a judicious selection of settlements, and reserving lots of government-lands adjoining those devoted to emigrants, there can be little doubt that, in a few years, considerable sales may be effected. The man who finds himself and family comfortably and conveniently settled upon fifty or an hundred acres, will ere long be willing and able to pay for a like quantity, which has been left along-side of his farm, and in this way Government may be amply reimbursed.

In regard to the question of place, Upper Canada would seem, on many accounts, to be most appropriate; nor can I bring myself, for a moment, to put Tasmania, New Holland, &c. in competition, however high the eulogiums which my respected friend the Editor of the Journal of Agriculture has passed upon Australasia. A pestilential and impure moral atmosphere hangs over these colonies, which will require a very long period to dispel; and although this can be certainly best effected by a wholesome

infusion of character from home, it must prove a heavy sacrifice to those individuals, who undertake the task. The climate, the soil, the accessibility of North America, with various other circumstances, offer nearly an assurance of success. The experiments hitherto made by Government, in those colonies, although far indeed from having failed, might certainly have been conducted in a more satisfactory and economical manner.

The settlers sent out by Government have been of that class which could contribute nothing but manual labour, and the transaction must necessarily assume a very different aspect, if parishes are called upon to bear a principal part of the expense. Settlements have been established also in a manner not quite judicious. They have been dropped too much at random, and at remote distances from each other, deprived of all the comfort and support which a more concentrated system would have produced.

It is obvious that, in dealing with our dead weight of population, two classes must be formed, viz. those who *can*, and those who *cannot*, bear a certain portion of the necessary expense of removal. With the first of these descriptions of emigrants, it will not be very difficult to make suitable arrangements: and as to the latter, there can be no doubt that much good may be attained by the establishment of an honourable and active agency in Canada, to ascertain and register the wants of the colonists, or public works, in regard to servants, artisans, and labourers, to receive and husband any small funds which the emigrants may possess, and generally to supply a link in the chain, which is at present assuredly wanting. In this way, communications might be made to the mother country of the probable supply required for the ensuing season, and much distress and disappointment prevented. It may be said that Government has, at this time, emigrant agents in Canada, and such is truly the case. But these gentlemen are engaged in mercantile pursuits, and are in many respects disqualified for establishing that connexion between the colonists and emigrants, which, it is thought, may be advantageously procured.

To some men, and those too of no ordinary stamp, emigration, under any modification, is an object of dismay. Viewing it as palpable encouragement of evil, which it

professes to remove, they cannot be induced to countenance it, under any circumstances. It may be doubted, however, whether theory is not carried by such economists rather too far; and it is not unreasonable to hope, that, by taking off the surplus which so many portions of our land present, a better system might be introduced in regard to parish paupers, leading or compelling the people to adopt that moral check, which sound politicians and moralists agree can alone effectually preserve the labouring classes in a wholesome state of numbers, and tend to apportion the supply of hands to the labour which is provided to be done. The system of removing paupers to Canada has been already partially adopted by some English parishes, and I had a personal opportunity of witnessing the inadequacy of the arrangements, in regard to a large party in Somersetshire, that arrived in Quebec, while I was there,—I think there were one hundred and fifty, seemingly of the class of agricultural labourers, and they were under the charge of a respectable parish overseer, whose duty it was to have justice done to them on board ship, and to land them at Montreal. There, they were to be absolutely cast a-drift, each man receiving L.4; but no arrangements having been contemplated for locating them, or for providing work, they would very quickly be relieved of their cash by the tavern-keepers, and left destitute, a heavy burden to themselves, and a nuisance to the province.

Had the money been secured and judiciously expended, it would have sufficed to place them in comfort and independence. Some weeks after, I met with several of these poor fellows, in the Upper Province, wandering about in search of service or employment.

In this case, the fault lay in the system, not in the emigrants; but there are innumerable instances, where the emigrant has only to blame himself for failure and disappointment. The history of a Yorkshire farmer and his wife, who returned to Britain in the same packet with myself, will, in some degree, illustrate this position. An unmarried uncle, who had emigrated to America, returned to England, for the purpose of realizing a legacy, and gave such accounts of Michigan (for it was in that land of promise the scene lay) as to induce this man and his wife to

emigrate also, about two years ago. He was a stout, steady looking man, in the prime of life; the wife seemed very little calculated for encountering any hardship. Upon conversing with him, I found him totally ignorant of the distinguishing features of Michigan. He said land was "fair enough; that his uncle offered him eighty acres to himself, but that it was not worth having; it was *no farm*, it was *all wild*, and a loghouse (the wife added) just fit for pigs." The uncle then proposed to him to work his *made* farm, on shares, by which he would have had one-half to himself; but neither did this suit his expectations. "He said that was merely to make him toil like a *slave*, when his uncle would live like a gentleman; he had never been a servant to any man, and he would not begin in America, if he could find bread in England."

In short, a child died, the wife took a disgust at the country, and here he was on his way home, after spending time and money to no useful end. I am not sure but there was a little of *diamond cut diamond* in the family adventure, and that, while the uncle perhaps looked on the nephew as a likely fellow to manage his farm at Michigan, the other had been making some shrewd speculations upon the legacy of L.1000, which had given immediate rise to the emigration.

And now comes the important question for individual consideration, "Is emigration expedient or not?" This must be decided by circumstances, and every man must judge for himself. Of this, however, I think there can be no doubt, that either the moderate capitalist, or the frugal, sober, and industrious labourer or artisan, cannot fail of success. *Fortunes* will not be rapidly or even readily acquired; but it must be the settler's own fault if he does not enjoy, in large abundance, every solid comfort and enjoyment of life, and rear around his table even a *forest of "Olive plants,"* without one single anxious thought regarding their future destination or provision.

And now, gentlemen, I have only to apologize for the unexpected length to which this communication has extended, and to assure you how sensible I am of its many imperfections. I have the honour to remain, gentlemen, your most obedient servant,

ADAM FERGUSSON.